

## Department of Housing and Community Development

### ► Agency Mission

The mission of the Department of Housing and Community Development (HCD) is focused on two areas: to preserve and increase opportunities for affordable housing in Fairfax County based on need, community priorities, and the policy of the Board of Supervisors and the Fairfax County Redevelopment and Housing Authority (FCRHA); and, driven by a community vision, to lead efforts to revitalize older areas of Fairfax County, spur private reinvestment, maximize existing infrastructure and public investment, reverse negative perceptions, and create employment opportunities.

### ► Trends/Issues

As a County agency, HCD undertakes many programs on behalf of the Board of Supervisors. However, HCD also serves as the administrative arm of the FCRHA, a separate legal entity established in 1966. The FCRHA's roles include planning, design, construction, preservation, rehabilitation, financing, and management of housing, primarily for low- and moderate-income households, and assisting in the revitalization of neighborhoods in Fairfax County.

Current trends and issues relative to HCD's mission and service area programs and projects include:

#### Population

- The County population continues to grow, although at a slower pace than in the past. The County's growth, in absolute numbers, exceeds that of all other Virginia jurisdictions.
- Approximately 32,000 new jobs were created in Fairfax County in 2000. According to a GMU economist, each new job translates in a need for 1.6 housing units. However, housing production in the County in 2000 was 8,573 units.

#### Income

- The median income in Fairfax County is \$90,937, the highest in the country, yet 2.3% of the County's population lives below the poverty level.

#### Minority/Ethnic Groups

- The largest minority groups in the County are now Asian (13%), Hispanic (11%), and African American (9%).

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### **Housing Stock**

- The average single-family detached home in Fairfax County sold for \$369,000 in 2000.
- More than 700 units of subsidized housing have been lost since 1998.
- Modest rent developments are being purchased and repositioned, resulting in higher rents.
- Affordable single-family homes are being replaced with more expensive housing.
- County rents have risen more than 30% in the past decade, with the average rent now at \$990.
- One out of seven families spends more than 50% of their income for housing, and has a critical affordable housing need.
- There are approximately 7,500 persons on the Department of Housing and Community Development (HCD) waiting list for assisted housing, and Section 8 participants have difficulty finding apartments to lease.
- The stabilized vacancy among apartments is 1.7%, and rent growth is 12.2%. The economic slowdown is not expected to slow rents, but the market may be peaking. Underlying the demand is growing job transience, reduced appetite to buy, capital gains tax law changes, and new urbanism.
- Areas with the lowest vacancy rates are Centreville, Tysons Corner, Fair Oaks, Vienna/Merrifield, and Reston/Herndon.

### **Seniors**

- Between 1995 and 2000, the number of persons over the age of 85 in the County increased by 32%.
- By 2010, this age group is expected to increase by 150%
- According to a report commissioned by the FCRHA, there are no private market affordable assisted living facilities in the County.
- There is a demand for approximately 510 units of assisted living. Demand could be as high as 1,880 units if the State were to allow a Medicaid exemption.

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### **Homeless**

- The homeless population in the County is approximately 2,000 persons.
- The number of families in emergency shelters increased by 11%, while the number of individuals decreased by 11%.
- The homeless population grew 12% from 1999 to 2000 but declined slightly in 2001.
- The waiting list for family shelters averages 60 to 80 families, with the capacity of existing shelters limited to 35 families.
- The Homeless Oversight Committee and the Emergency Housing Committee recommended to the Board of Supervisors in March 2001 that a fourth shelter for families is needed in the County, and cited a need to address medically vulnerable individuals who are homeless.
- There is an inadequate supply of transitional housing for the homeless.

### **Special Needs**

- The waiting list for residential services for those with mental retardation is approximately 500.
- The County has 12 beds dedicated to domestic abuse victims and their children, a ratio of 1 bed for each 83,000 citizens. This compares to a ratio of 1:17,000 in Arlington County; 1:18,000 in Montgomery County; and 1:11,000 in Loudoun County.

### **Revitalization**

- "Findings for a Renewed Revitalization Policy", prepared by the seven revitalization organizations and County staff, identifies critical elements for successful revitalization: County leadership; promotion of the financial and social cost/benefits; stakeholder participation; incentives; cross-agency approach; clearly defined policy and criteria; and communication between the County and local areas.
- According to the Report, incentives and inducements are seen as needed to assemble strategic properties.
- The Report suggests a need for a commercial-neighborhood revitalization program.
- Improvements in two established Conservation Areas and two Community Improvement Neighborhoods require additional funding for completion.
- Thirty communities have expressed interest in the Community Improvement Program, and are on the waiting list for planning if funds become available.
- The number of properties on HCD's Blighted Property Inventory has remained constant at approximately 300. While some blighted properties are abated each year, additional properties are identified and added to the list.
- As the housing stock developed in the County's initial growth spurt is now aging, the need for rehabilitation has increased. The number of applications for the Home Improvement Loan program has increased an average of 9% over the last five years.

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State or Federal law does not mandate the provision of housing and community revitalization programs by the County. However, the County has chosen to participate in such programs as the Federal Public Housing and Section 8 Housing Programs, the Community Development Block Grant Program, the HOME Investment Partnership Program, and multiple financing programs. As a result, the County must comply with regulations and requirements that are applicable to each program.

The Agency's discussion of programs, services, and activities is organized around seven primary program areas:

- Affordable Housing Production and Preservation
- Affordable Rental Housing and Subsidies
- Homeownership
- Commercial Revitalization
- Neighborhood Preservation and Revitalization
- Consolidated Community Funding Pool and Grants Management
- Policy/Financial Management and Systems Support

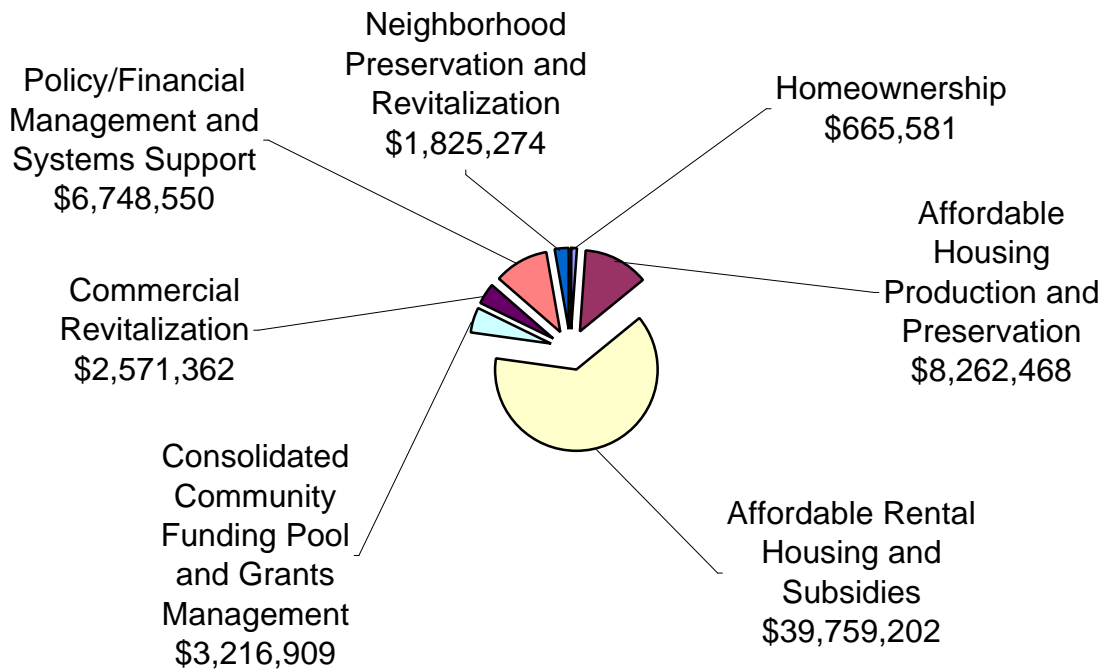
### ► Summary of All Agency CAPS

CAPS Number	CAPS Title	CAPS Net Cost	CAPS Number of Positions/SYE
38-01	Affordable Housing Production and Preservation	\$(532,115)	19/19.0
38-02	Affordable Rental Housing and Subsidies	\$4,052,787	145/144.5
38-03	Homeownership	\$0	2/2.0
38-04	Commercial Revitalization	\$2,218,994	9/9.0
38-05	Neighborhood Preservation and Revitalization	\$111,046	13/13.0
38-06	Consolidated Community Funding Pool and Grants Management	\$160,000	9/9.0
38-07	Policy/Financial Management and Systems Support	\$2,430,561	30/30.0
<b>TOTAL Agency</b>		<b>\$8,441,273</b>	<b>227/226.5</b>

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### **Housing and Community Development**



Total FY 2002 Adopted Budget Expenditures = \$63,049,346

Total FY 2002 Adopted Budget Net Cost = \$8,441,273

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### **Expenditures by Funding Source**

